

Appendix H – Housing Element Details

Please note that the notes for every outreach event are not included. This appendix is not meant to be comprehensive, but rather demonstrate the range of outreach activities conducted, organizations and community members consulted, and input received.

Engagement Events	Date	Year	Time of Day	Est. # Attendees
Public Community Meetings				
1. San José Community Meeting at Hillview Library	November 13	2019	evening	8
2. San José Community Meeting at Southside Community Center	November 16	2019	day	6
3. San José virtual Community Meeting	September 2	2021	evening	90
4. San José virtual Community Meeting	December 13	2021	evening	100
5. San José virtual Community Meeting	May 25	2022	evening	25
6. San José virtual Community Meeting	June 1	2022	evening	34
7. San José Community Meeting at Gardner Center	June 4	2022	morning	25
AFH Advisory Committee Meetings				
1. Advisory Committee Meeting	December 11	2019	day	7
2. Advisory Committee Meeting	January 14	2019	day	4
Focus Groups on Housing Needs				
1. Formerly Incarcerated Individuals	December 12	2019	day	10
2. Homeless Individuals and Families	December 12	2019	day	9
3. Nonprofit Affordable Housing Developers	December 13	2019	day	4
4. Women and Domestic Violence Survivors	December 13	2019	evening	6
5. LGBTQ+	December 18	2019	day	9
6. Central County	January 13	2020	day	1
7. Health Trust for HIV/AIDS	January 14	2020	day	17
8. Vietnamese Community	January 15	2020	morning	85
9. South County	January 15	2020	day	1
10. Filipino Community	January 26	2020	morning	10
11. Schools/Educators	January 27	2020	evening	12
12. Seniors	January 29	2020	afternoon	20
13. Latinx Community	January 29	2020	evening	20
14. Disability Community	January 19	2022	evening	22
15. Veterans	January 25	2022	day	17
16. LGBTQ+	January 25	2022	evening	4
17. African Ancestry	January 31	2022	evening	3
18. Formerly Homeless (Second Street Studios)	February 2	2022	day	4
19. LGBTQ+	February 15	2022	evening	19
20. Affordable Housing Residents (Kings Crossing)	March 7	2022	afternoon	4
21. Indigenous Peoples	March 16	2022	evening	1
				278
Stakeholder Meetings				
1. Project Sentinel	October 1	2019	day	2
2. San José NAACP	October 1	2019	day	2
3. Asian Law Alliance	October 2	2019	day	1
4. Law Foundation of Silicon Valley	October 2	2019	day	2
5. Latinos United for a New America	October 21	2019	day	1
6. California Apartment Association	October 21	2019	day	2
7. The Silicon Valley Organization	October 21	2019	day	1
8. Catalyze SV	October 21	2019	day	1

9. Santa Clara County Housing Authority	October 21	2019	day	2
10. International Children Assistance Network	October 21	2019	day	1
11. Bay Area Legal Aid	October 22	2019	day	2
12. Housing Trust Silicon Valley	October 22	2019	day	1
13. Gilroy Compassion Center	October 22	2019	day	1
14. City of Gilroy	October 22	2019	day	1
15. Senior Adults Legal Assistance	October 22	2019	day	2
16. Day Worker Center of Mountain View	October 22	2019	day	1
17. Santa Clara County Association of Realtors	October 23	2019	day	1
18. City of Santa Clara	October 23	2019	day	2
19. City of Sunnyvale	October 23	2019	day	2
20. SV@Home	October 23	2019	day	2
21. Bay Area Homeowners Network	October 23	2019	day	1
22. Sunnyvale Community Services	November 12	2019	day	1
23. SOMOS Mayfair	November 14	2019	day	2
24. Amigos de Guadalupe	November 15	2019	day	1
25. West Valley Community Services	November 15	2019	day	2
26. Habitat for Humanity	December 10	2019	day	1
27. Working Partnerships USA	December 11	2019	day	2
28. SV@Home & Law Foundation of SV	July 9	2021	day	3
29. Silicon Valley Council of Nonprofits	August 3	2021	day	4
30. County of Santa Clara	August 3	2021	day	1
31. Race Equity Action Leadership (REAL) Coalition	August 19	2021	morning	9
32. Race Equity Action Leadership (REAL) Coalition	August 19	2021	evening	25
33. South Bay YIMBY	September 8	2021	day	8
34. SV@Home & Law Foundation of SV	September 10	2021	day	3
35. SV@Home & Law Foundation of SV	October 6	2021	day	3
36. City's Developer Roundtable	October 15	2021	morning	5
37. SV@Home & Law Foundation of SV	October 20	2021	day	3
38. SV@Home & Law Foundation of SV	November 4	2021	day	6
39. League of Women Voters	November 17	2021	day	13
40. Chamber of Commerce Public Policy Committee (Housing and Land Use)	November 18	2021	day	22
41. Silicon Valley Leadership Group	January 18	2022	day	1
42. SPUR Policy Board meeting	February 24	2022	morning	9
43. BIA South Bay RPC Meeting	March 3	2022	day	4
44. County/City/Destination Home Coordination	April 28	2022	morning	12
Strategy Working Groups				
1. Access to Rental Housing	January 14	2022	morning	25
2. Development Barriers - For-profit Developers	February 24	2022	afternoon	8
3. R/ECAP areas and anti-displacement issues	February 24	2022	evening	45
4. Development Barriers - Nonprofit Developers	February 25	2022	morning	6
5. R/ECAP areas and neighborhood investment	March 7	2022	afternoon	19
6. Homeownership	April 5	2022	afternoon	7
7. Areas of High Opportunity	April 6	2022	evening	19
8. Homeownership	April 8	2022	afternoon	10
9. R/ECAP areas and neighborhood investment	April 8	2022	afternoon	14

10. Access to Rental Housing	April 8	2022	afternoon	23
10. Areas of High Opportunity	April 8	2022	evening	15
				191
Intergovernmental Agency Meetings				
<i>With staff from City Depts, Santa Clara Co Office of Ed., and VTA on AFH and orgs' equity-focused plans</i>				
1. Meeting 1	March 30	2021	morning	44
2. Meeting 2	April 6	2021	morning	44
3. Meeting 3	April 13	2021	morning	33
4. Meeting 4 - with agencies & City of Boston	April 20	2021	morning	36
5. Meeting 5	April 27	2021	morning	32
6. Meeting 6	May 4	2021	morning	32
Public meetings				
<i>Initial public meetings on AFH workplan and outreach plan</i>				
1. Community and Economic Development Comm.	August 26	2019	afternoon	N/A
2. Neighborhood Services and Education Comm.	October 10	2019	afternoon	N/A
3. Housing and Community Development Comm'n	October 10	2019	evening	N/A
<i>Public meetings on AFH initial findings</i>				
1. Housing and Community Development Comm'n	May 13	2021	evening	N/A
2. Neighborhood Services and Education Comm.	May 20	2021	afternoon	N/A
3. City Council	June 8	2021	evening	N/A
<i>Public Meetings on Housing Element/AFH</i>				
1. Housing and Community Development Comm'n	January 27	2022	evening	N/A
2. Neighborhoods Commission	February 9	2022	evening	N/A
3. Neighborhood Services and Education Comm.	February 10	2022	afternoon	N/A
4. Community and Economic Development Comm.	February 28	2022	afternoon	N/A
Tabling at Community Events				
1. Viva Calle	September 19	2021	day	33
2. Mosaic Festival	October 2	2021	day	30
3. Dia De Los Muertos at Mexican Heritage Plaza	October 30	2021	day	8
4. Viva Calle 2	November 7	2021	day	35
5. Downtown Farmer's Market	December 10	2021	day	4
Special Events				
1. Presentation on AFH at SV@Home Housing Action Coalition meeting	July 23	2021	day	106
2. Hosted panel discussion on San José's history of segregation at San José State's University's Racial Justice Symposium	November 3	2021	evening	75
3. Screening of the documentary <i>A Reckoning in Boston</i> and discussion with the producers	November 18	2021	evening	40
4. Podcast by city staff posted about housing elements and fair housing	January	2022	N/A	220
On-line and Written Surveys				
1. Survey 2019	Oct 25 - Dec 26	2019	N/A	648

2. Survey 2021-22	Sep 17 - Jan 12	2021-22	N/A	640
3. Survey 2022	April	2022	N/A	815

Estimated outreach (duplicated) participants count **3,468**

Total estimated outreach (duplicated) participants in educational activities re. fair housing **631**

<u>Surveys (Oct 25-Dec 26, 2019)</u>	<u># of Surveys</u>
English	630
Spanish	15
Vietnamese	2
Chinese	1
Total:	648
<u>Survey Sep 17, 2021 to Jan 12, 2022</u>	
English	335
Spanish	155
Vietnamese	150
total:	640
<u>Survey April 2022</u>	
English	713
Spanish	92
Vietnamese	10
total:	815



Let's Talk Housing
SANTA CLARA COUNTY

ROOM #1

Talk with Your Community

San José

1. What housing challenges do you experience or see in our community?

- The challenges are that housing is very expensive, and it's difficult to purchase or rent in a location that is near to where most jobs are.
- Very high rental prices for my two sons trying to live in the area. One is still at home, and the other left a year ago for the second time.
- Stanford college student is grateful to have housing, but other students are having a hard time paying for rent in the area. Worked for a non-profit affordable housing developer in the summer and wondered if TCAC siting of affordable housing could be improved to better serve BIPOC communities.
- I am also a student at San Jose University, and I think the major challenge is more affordability and high rental value in San Jose
- Son living with fiancé at her parents' house; another son barely making enough with his fiancé to rent a decent apartment. Considering all moving into an apartment to reduce costs. People bounce around as they date or break up.

2. What are the most pressing housing needs for San José?

- The number of houses that exist. We need just A LOT more places so that the market can self-correct and make it more affordable.
- Housing of all types. All sizes of units.



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- Units of all sizes
- Clean, mold-free units
- Homes to purchase and to rent
- Reducing development fees
- 100,000 homes anywhere
- Housing for people who are first entering the workforce
- Higher-density homes near mass transit
- More co-living (like dorms)

3. How can we make sure we hear from our entire community?

- Neighborhood door-to-door outreach
- I think doing more community outreach will be good like reaching out to people community wise. Picking one community at a time and discussing with them
- +1...I got to know thru a neighbor (not sure how she got to know)
- Neighborhood meetings in someone's house.
-

4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- No homelessness, and everyone is housed
- Areas near Downtown are taller
- For 2031, I think having housing for all economic sections.
- 100,000 more housing units of all shapes and sizes.



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- Housing for all economic sections, no homelessness, taller buildings
- Mixed-use developments in neighborhoods. Access to food and health care centers well distributed through the community.
- All neighborhoods are walkable with permaculture food forests/green space and many streets blocked from auto traffic.
- Google Downtown West completed. Note that there still will be a housing shortage; don't be too ambitious.
- With all the new housing, we've also added new resources to support all the new residents
- Safe, affordable places for the homeless to pitstop on their way back up. And a safe location for the chronic homeless who can't/don't want to follow the rules to be.
- Self-contained movable tiny houses (less than 400 sq ft), owned by the occupant, who rents backyard space from homeowners. This will provide the homeowner with income where they do not have to repair or maintain the unit, and the occupant with their owned, private space.
- How about a hybrid tiny/home mobile home setting owned by the city?



Let's Talk Housing
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ROOM #2

Talk with Your Community

San José

1. What housing challenges do you experience or see in our community?

- CEQA and stringent guidelines make it too expensive to build the housing that we need,
- 410,000 shortage of units
- Everyone is not oppressed, we just need decent rent to live in a decent home
- Crime in the neighborhood
- Hard to save enough to get a down payment
- Would love to be able to have something to pass onto the kids
- Next generation is living in Los Banos, Hollister
- Homeownership programming is needed
- 2 issues that have a historical context: colonization & manifest destiny
 - Need to center history of racism, violence
 - Don't have a housing shortage
 - Redlining as generational wealth deprivation
- Housing efforts are inadequate if don't center the above
- Cost of homes so outrageous that even subsidized mortgages are not enough
- D6 Fruitdale gang hotspot
- Responsible landlord engagement initiative is a good policy, should bring it back
- Decommodification of housing is needed
- Shouldn't allow blackstone and overseas capital to come in and buy up properties; wall st. and hedge funds, REITs shouldn't be able to speculate on people's homes
- Absentee ownership is a problem; vacant homes need to be charged a



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vacant home tax

- Housing should be for people who live here, not an investment for somebody who lives in another place
- AMI is too high for people with fixed incomes (seniors, disabled)
- SSI/SSID is not enough even to afford affordable housing
- This is a form of segregation too, related to gentrification if ppl can't live here

2. What do you think are the most pressing housing needs for San José?

- Encourage more small units, more efficient units to reduce housing costs, more shared/common areas → investigate other housing models
- More large Multi-family housing, remove CEQA and excessive fees
- Development impact fees, inclusionary zoning, lower inclusionary requirements for those who serve special needs populations
- Seconded on the vacant properties' taxes
- Need to have a moratorium on building, by at least 50%
- 400,000 new people means that we're going to lose a lot of neighbors
- Becoming dehumanized for not centering humanity of others

- No permits for commercial development unless there are the same amount of housing



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3. How can we make sure we hear from our entire community?

- PACT, SOMMOS Mayfair, Luna → work with these organizations
- Housing Choices
- San Andreas Regional Ctr

4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Elder doesn't have to sit in home and feel fear and anxiety
- When kids don't absorb fear and anxiety of parents
- TODs, large MF properties w/ inclusionary units
- Lots more units
- More housing for all ranges of incomes
- More supply means that prices will come down
- Homeownership for more people, pride of ownership for more people
- Inclusive housing where people of all races, classes, and abilities are able to live in community together
- More accessible housing, more adaptive building codes, cheaper to put in upfront



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ROOM #3

Talk with Your Community

San José

1. What housing challenges do you experience or see in our community?

- Worried about moving away because of housing costs
- Difficult to find affordable and Accessible housing (blind individuals)
- Housing is competitive, people don't have the opportunity, being outbid
- 3- families in house, high costs. Its stressing the housing that's out there; just not enough
- It's expensive, and we also need accessible housing
- More co-housing; not enough opportunities for alt. Intentional housing

2. What do you think are the most pressing housing needs for San José?

- People want to have a place where kids and grandparents can live
- Childcare opportunities
- Transitional housing, using motels, underutilized areas
- Tenant protections, moratorium is ending this month. But results of this pandemic most at risk, will still have effects
- For undocumented people it is difficult to access housing, b/c of credit checks and other requirements
 - Some people may not have bank account, low income and don't even qualify for homebuying--we need avenues for them to tap



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into for assistance (homebuying)

- Need housing near transit, as an older person b/c I may not be able to drive
- 84 yr old, same house since 1964: making an ADU makes sense, pull money from house, use to build ADU and then rent it out
 - See very wealthy people, charging very high rents
 - There should be an emphasis to get elderly people living alone to loosen up houses (outreach/promotion?) and build ADU
- More housing near transit
- More integrated communities, like how diverse it is, but neighborhood is becoming less diverse
- Supports more transitional housing

3. How can we make sure we hear from our entire community?

- Block party--create different zones, kids can color " what house would you like to have"; for older people, "tell us your story, where are you from, what would keep you here"
 - You would create a sense of community as you try to build community
- Targeted focus groups: city approaches unique groups to reflect vulnerable communities, go to ELAC groups in schools; affordable housing developments and work with the managers
 - At time that works for them
 - Go to them
- Go to youth commission +1
- Reach out directly to neighborhood associations ; this list should be part of PIO and other communications strategies
- YDSA Chapters in High schools can get the word out



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- Knowing that youth will have a space to talk/share will get them to attend
- We silo ourselves too much; schools are in our neighborhoods
- Leadership group in D2; used to be on neighborhood commission. But it is not active
- We should have a way to collect information from people who are not zoom/tech savvy--like a survey; something they can respond to in writing.

4. *It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?*

- Need to hit the middle spectrum, focus a lot on homeless and the higher income...need to focus on average
- People can work hard, and buy homes, focus on their community
- More housing owned by community land trusts--help community own land, help keep people here
- More ADUs
- Someone with 4 kids can buy Maries home!
- More co-housing



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ROOM #4

Talk with Your Community

San José

1. What housing challenges do you experience or see in our community?

- Regulatory and bureaucratic obstacles to getting housing built
- Risks to providing housing has gotten crazy. Think of incentives - offering development of duplexes and triplexes to the developers. Rent control is not a long term fix, if it drops can take up to 10 years recover.
- Look to incentives instead of regulatory burdens, not seeing any compensation for those regulatory burdens
- Terrible experience in the permitting process, lack of responsiveness from the city, charging fees twice, asking for reports again and again, it seems like scheme to make more money. Seems others would be facing similar challenges. Spend a lot of money in permitting process. Have 4 lots, considering building more, but it is too burdensome in SJ
- Waiting for SP 9 to pass, will look to build in other places because it is too burdensome
- Doesn't seem to be any accountability to owners who are providing unhealthy or unsafe conditions to renters.
- Is the city understaffed?
- Rent control is misunderstood, when tenants leave, the rent can increase
- Vacancy rules is often the only way for owners keep their buildings, because they have to recover from depressed rents which can take a long time.



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2. What do you think are the most pressing housing needs for San José?

- Plan for diversity of income levels, helping/ensuring locals can stay in their communities with more housing/affordability options
- Housing the unhoused
- Certain areas in plan for density in transit areas, this should be a high priority
- Do better outreach re housing the unhoused. Big stigma when affordable housing projects are built, the city needs to do a better job of communicating and “selling” these projects if possible. The science of building communities has changed so much, there are opportunities to change the conversation.
- Better coordination between city and county re affordable housing, so it doesn't feel like it's being done on the dime, but rather its well planned. Also consider measure A funds.
- Is city constrained on money? We pay a lot of property taxes.
- SB9 will add a lot

3. How can we make sure we hear from our entire community?

- Direct meeting with constituency groups, instead of mixed groups, people are more willing to speak freely instead of debating
- Outreach thru city council members, for example Pam Foley, she had a meeting re drought, but didn't mention this meeting. Better coordination on the city's part, with council offices.
- Maybe have council meetings re san jose, also think of county reps, couldn't hurt to try



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4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Higher density around transit areas
- More affordability options
- Reduction of barriers to building housing
- Less avenues for opposition to building housing
- More young families able to participate in American dream and raise their families. People move out of the area to buy houses - would like to see that trend reversed.
- 3d printed homes, different types of homeownership models for wealth building. Think of different types like land trusts and co -ops.
- Incentive or collaboration with corporations that are in SJ to provide housing. City should work with these companies.
- More public/private partnerships.
- More social conscious, be in the city, get benefits, the city should look for balance of community benefits and accountability
- Don't want to scare away corps, but it should be helpful for all those involved
- Kids in low income areas have parks and opportunities for recreation and safe areas to play, would like to see neighborhoods have better resources. More equitable investments, higher quality of life for everyone.



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ROOM #5

Talk with Your Community

San José

(+1)= upvote

1. What housing challenges do you experience or see in our community?

- Inequity + vast lack of housing (even people in privileged groups can't afford housing) - mostly covered in the presentation by staff
- Homelessness - impossible to ignore people in serious trouble, some mentally unstable in Downtown
- Sharing homes with multiple people, but does not rival unhoused
- Abundance of RVs parked along streets in South SJ
- Affordability
- Knowing where to begin for those who fall into homelessness. Someone was on Nextdoor fell into homelessness, didn't know where to go. Resources or partnerships with local schools or community groups to get information out there for anyone at risk for homelessness. Need a map of resources, a discrete way to obtain resources.
- There is a lot of new housing coming into downtown San Jose however there is not a lot of supporting community amenities such as grocery stores that are currently in place or planned for the future. As we push to eliminate a reliance on cars, with bike lanes and public transit, will there be inclusion of support amenities for these new projects.
- Not enough housing!
- Persistence of segregation in San Jose - opening up new housing opportunities in highest resource neighborhoods would be a great thing to accomplish
- Make community feel more comfortable having a AH built by providing extra resources to support the community.



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2. What do you think are the most pressing housing needs for San José?

- Persistence of segregation in San Jose - opening up new housing opportunities in highest resource neighborhoods would be a great thing to accomplish (+1)
- Where is affordable housing? 78% of census tracts do not have any affordable housing. 22% of whole city has the affordable units, so there needs to be more equitable and access throughout SJ. Every district has homeless individuals that need affordable housing.
- Sustainability - how long can we sustain this pattern? Homeless individuals that have a need keeps increasing. How do we reverse this? How do we continue creating affordable housing units? At what point can we not do it anymore?
- Pressure moving further up the pay/income scale in SJ. How can you sustain a city if regular workers (nurses, police, etc.) aren't able to live there? Essential workers not being able to live in SJ.
- Large discrepancy between income and pricing of homes.
- Single biggest problem is areas where legal to build homes in more affordable price points. UV concept is good idea in theory, but it cost us more a unit which is the least sustainable way to approach the affordable problem. Need more land zoned 15 - 35 units per acre for developments that don't cost as much. (+1)

3. How can we make sure we hear from our entire community?

- Go to where they are - not on zoom for a lot of people



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- Connect w/ neighborhood leaders & groups. They are the boots on the ground.
- Strong Neighborhood Initiatives really helped with connecting communities and City staff and it was an excellent program. Need to bring it back. Allocate money to it
- It is difficult to take into the considerations of all due to a language barrier or the refusal to response. Using direct contacts that delivers clear language that everyone can understand could curb the issue.
- I think it's important to find the silent or quiet voices too. not just the loudest. (+1)
- one follow up: has the city considered a poll with a statistically representative sample?
- Make Council offices to reach out as a mandatory requirement. Wish there was a more coordinated effort among the Council offices - what works what doesn't and customize it to diff communities. Wish there was a resource exchange on a regular basis. Revolves every 4 years, but it would be good to capture lessons learned and continue to apply it - retaining that institutional knowledge.

4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Walkable neighborhoods!
- Inclusive and pedestrian-friendly!
- affordable, abundant, and diverse
- Plentiful
- homes for those with mental illness
- Equitable dispersion & access throughout SJ!



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- Parks, open spaces
- "walkable neighborhoods" as in grocery stores, parks, etc within walking distance
- Safer (+1)
- Cleaner, accessible
- 10 years is not that far away. Address homelessness and other pressing issues first. There should be more goals (20,30 years from now) and sustainability should be addressed.
- Some supportive housing in Category 1 (resource-rich) areas
- More accessible and equitable housing in SJ regardless of background and situation.
- Needs significant level of comfort with significant changes - we're not on that path right now.

Other comments:

- Ideas of specific sites good for housing - where to send? (Aaron Eckhouse)
 - Maybe have a list of who are the potential developers to reach out to?
 - There are known SJ developers that are always on the lookout.
 - Contact the county supervisors and county housing dept too
- Make inventory more transparent - any gov't owned site it should be on the inventory - why isn't it being developed?
- Yes, Siting Policy offers up to \$125k/unit built. It takes several resources to pool enough funds to "pencil out". But it can cost \$600k/unit to build.



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ROOM #6

Talk with Your Community

San José

1. What housing challenges do you experience or see in our community?

- Entry level home ownership - very hard to get entry level home for those in 30s
 - Exploring opportunities for subdivisions or smaller single-family lots
- As a student, finding affordable housing has been the biggest challenge for me and many of my cohorts
- Homelessness - more transparency, what is provided and what can be done.
 - How can we ensure that this plan will not continue to make homelessness worse in community?
 - Allocation given to San Jose may not be enough to reduce homelessness
- Resources - electricity, water, police services
- Would like to see more density and more efficient use of land - many large and empty parking lots - more transit-oriented development
- Challenging for students to find housing w/o parking space

2. What do you think are the most pressing housing needs for San José?

- Many comments on question #1 covered this question as well.



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3. How can we make sure we hear from our entire community?

- Interviewing people at temporary shelters or those currently or previously housing insecure
- Nonprofits that work frequently with homeless population
- Using high schools to help publicize to their parents - also to the students themselves since these plans will impact them once they are adults.
- Small businesses in the community

4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Self-driving cars - no private cars needed
 - Trains and public transit for long trips
 - Free up land for other uses
- Accessible, low homelessness rates, upward mobility for young adults
- Active mixed-use so that new housing is surrounded by amenities (restaurants, mom&pop)
- Better use of land to save space - less big box retail
- Higher owner-to-renter ratio. There is pride in homeownership- community involvement, taking care of your property, investing in local services and schools
- Economics is the challenge- increase the supply, lower the demand, decrease the prices. Challenge is how can San Jose influence or incentivize private builders and investors
- Rezone commercial space for housing



Let's Talk Housing
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ROOM #7

Talk with Your Community

San José

1. What housing challenges do you experience or see in our community?

- Cost
- Investment
- Opportunity Housing
- number of housing
- Policy Strategies that impact SFH
- retirement investment
- impact older residents
- walkable/accessible
- green spaces
- Affordable
- transit options
- affordable for next generation
- small properties may not support 3-4 units
- income not qualifying people for affordable housing but unable to get a place (gap)
- lack of ownership
- over abundance of rentals
- height, outdoor space
- disillusionment to find rental
- Overcrowding
- lack of parking or space for trash pickup
- moving away but more coming in
- air quality
- size of living space to rent ratio
- overcrowding to afford a place, will new houses help affordability?



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- Jobs housing balance
- better jobs to afford current housing

2. What do you think are the most pressing housing needs for San José?

- Sliding scale (new buildings aren't attainable for everyone), Multi-tiered stepped housing opportunities, stair stepped approach (by planning) from single apartments then the next step climbing affordability ladder, city sponsored camp grounds or similar stair step approach for unhoused to build equity and climb, concerned about density construed as reverse discrimination against people with less income which might force them into specific situations, water drought concern with increase in population and housing increase, density and access to public and open places/spaces like gardens built into buildings, high rise MF density increases private behavior or reclusive behavior and we need more open space and community creation, baby-boomer retirement (and passing) may impact housing stock and has there been any consideration?, inheritance of homes may lead to housing sale, does dense multi-development create community?

3. How can we make sure we hear from our entire community?

- Housing element? What is the housing element? What does this really mean?, district 9 neighborhood associations group who report to city council and maybe other districts have the same?, who are you trying to target? The neighborhood associations already own their homes and they worry about keeping people out so who are you trying to target?, don't



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each district have points of contact and aren't they familiar with the communities they represent?,

4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Multi-tiered stepped housing opportunities and the City able to better steer the private developers to accomplish this goal, green building and aggro-hood, accessibility to green space, Quiet, Clean, Green space to rest for everyone, Quiet, Clean, Healthy water, more tools for planners to implement affordable housing, Affordable by utilizing nontraditional construction such as 3D construction, container construction, cob houses or boxable for example,



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ROOM #8

Talk with Your Community

San José

1. What housing challenges do you experience or see in our community?

- Generational wealth is increased thru homeownership however most of the plans I see - is increasing rental units and decreasing homeownership. How does this lead to future equity?
- Recent went apartment shopping and the rent was \$2,500 - how do people qualify, what is the rent, how is it sustainable, how do they do it? I am not seeing affordable in South SJ. What is affordable? What are affordable rents?
- In the last housing element, 35,000, we haven't met the goal, how will the Housing Element meet real change when historically we haven't been able to achieve the goal. What strategies do we need to have to achieve the plan?
- How can we accommodate the mobility for an aging population?
- Who are the market rate apartments being made for and how does it meet the apartment needs of a family - studio/\$2,500 a month. The Developer, downtown, not being required to support affordable. The problem - it appears developers are being given a gift. What is the connection between what is being built and the needs of our community? There is a disconnect between what is being built and what we are told is being needed.
- Challenges with the permitting process - not enough people.
- What sources of funding will the city use to meet the infrastructure needs of denser housing? Do we have the funding we need to build the housing we need?
- SB9/SB10 - elimination of CEQA - we have environmental issues but we are eliminating the laws. How do we balance our interests? We have



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conflicting goals.

- Interested the carbon footprint of taking down housing to build new housing - landfills filled with construction debris.
- Concerned about water - do we have enough resources to meet the density? Will costs be driven up?
- Concern for heat islands - are we making the problem worse? What are the tradeoffs if we densify?

2. What do you think are the most pressing housing needs for San José?

- Affordable housing
- Housing our homeless population
- Transit needs to be improved for people to give up their cars - a viable alternative needs to be created. People will not give up cars. Parking!
- Permitting process is a challenge

3. How can we make sure we hear from our entire community?

- Read the paper - done deal with no input. City doesn't care so why should we participate.
- Would like to read/skim, instead of listening to an entire meeting, would helpful to have an alternative to video which takes too much time.



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Provide options for people to access information.

- Too many meetings - too much time - too much going on - overwhelming.
- How do we get our voices heard?
- Who should be allowed to participate in the public process.
- Each city is not an isolated island
- Include people who are most impacted to participate in the process - for example - homeless people should be included in process. Too often, people who attend have the time and means to attend.

4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Do not harm people - protect and preserve (existing communities such as Naglee Park) the good things we have without destroying them. How do we broaden the housing base without losing what we cherish? If we continue the path we are on - I am worried. How do you engage renters and provide opportunities for homeownership - how do you engage in caring for the community?
- People who live here shouldn't be displaced but should have an opportunity to stay.
- Address the housing issues in the Bay Area thru a more holistic lens which includes transit, density, and walkability.
- Reliable, free public transit system
- Welcoming and nourishing housing



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Spanish Language Room

Hablemos en comunidad

San José

1. ¿Qué desafíos de vivienda ve en nuestra comunidad?

- El alto costo de la vivienda es un reto. No tenemos suficiente vivienda para las personas que no tienen lugar donde vivir.
- Los salarios son muy bajos; tienen que vivir muchas personas en un solo lugar para poder pagar su renta.
- Se ven varias familias viviendo en un solo apartamento/casa. Se ve muchísimo, pasa entre mis vecinos, viven bastantes personas, no pueden vivir de otra manera. (Vivo en Mayfair - barrio Mayfair pero no cerca de ahí, por Allan Rock).
- He escuchado que muchas personas se están yendo a Oregon, Washington. Se ahorra algo, pero el mismo flujo de personas que se van de aquí, y entonces allá se ponen caras las rentas. Incluso allá está difícil que paguen la renta.
- Hay gente que tiene que vivir hasta en la sala, que privacidad tienen ahí?

2. ¿Cuáles cree que son las necesidades de vivienda más urgentes para San José?

- Que creen vivienda para personas de low income and very low income. Es la necesidad más urgente que yo veo.
- Que se cree más vivienda, aparte de low income, porque tampoco tenemos suficiente. Más vivienda en general, y también para low income.



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- Me gustaría que los desarrolladores pusieran más parking donde están desarrollando estos edificios. Nos están poniendo otro edificio cercano, pero no están poniendo suficiente parking. La calle ya está llena, y están a punto de poner un edificio de 85 unidades.
- Ya he ido a otras reuniones donde dicen que quieren que los desarrolladores lo hagan según sus criterios. No están trayendo parking a East San Jose. Dicen que para eso tenemos public transit, y porque las personas no van a usar carros, pero eso es mentira. Las personas con hijos van a usar carros; en San Jose las personas todas tienen carros; las personas pobres no pueden tener un carro nuevo; por eso incluso pueden tener más de uno. Muchas personas en estos barrios dependen de los carros para sus trabajos, porque no trabajan desde casa.
- Esos edificios sin parqueadero podrían desarrollarse en áreas de West San Jose, y así tendrán acceso a mejor educación y demás.
- Que la calidad de las escuelas coincida con donde vive la gente.
- La contaminación por las autopistas.
- Queremos más vivienda asequible, pero "all over San Jose".
- Es triste ver tanto niño que tiene que vivir donde viven 6 - 7 personas, donde la temperatura sube a 100 grados.

3. ¿Cómo podemos asegurarnos de escuchar a toda nuestra comunidad?

- Los meetings. No hacer las invitaciones solo por vía zoom, sino también si entregaran volantes, porque muchas personas no tienen acceso a la computadora. NO solo invitarnos por internet sino también con flyers.
- Lugares: en el mismo vecindario.

• ¡Estamos en 2031 y hemos logrado mucho! ¿Qué palabras



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describen la vivienda en nuestra comunidad ahora? Cuales son tus metas?

- Que hayan muchas más viviendas. No solo en East San Jose, sino en todo San José.
- Ver felicidad en las personas. Si tuviéramos mucha tierra, me gustaría ver a cada persona con un single family home, con un yard, pero si no se puede, entonces cada familia en un apartamento, que no tengan que vivir 2, 3 familias en uno solo. Eso es lo que más quiero ver en 2031.

PREGUNTAS:

- La SB9 es para que los dueños de la vivienda puedan construir más vivienda? Perdón, brinda a que los dueños puedan construir vivienda multifamiliar, esa si, y me gustaría. Aunque no aplica a donde yo vivo, porque aquí todas las casas son multifamiliares. Pero para otros lugares estaría bien.
- Deberían también tener regulaciones; decir “ no más de” - es decir, un apartamento para 2 o 3 personas. Porque si traen 10 personas, va a ser un caos con el parking. Está bien, pero bien regulado. Que la ciudad tenga mucho cuidado, porque los barrios se devalúan, porque traemos nuestros misceláneos en el patio de la casa. Muchas personas las ponen en frente. Aquí en el vecindario, vivimos cerca al freeway, y la gente deja sus carros y tiran su basura ahí.



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Vietnamese Language Room Talk with Your Community San José

1. What housing challenges do you experience or see in our community?

- People on SSI living in garage - hard to reach these families to hear from them
- Have placed single young men with a housing voucher into an apartment while older seniors don't get a voucher
- Tons of people waiting for affordable housing program or housing vouchers, waiting for 10 years and didn't get it.
- A lot low income people in San Jose
- Have been working with a team for a prefab factory material for affordable housing - I don't know if there's a program from the government to get the product approved fast or any grants to get the project going.
 - hope to get product approved to get project going, another company that has 2000 order backlog from government so said they can't work with them so she had to pick another company
 - Would like help getting it approved so that they can buy more vacant land for affordable housing
 - Prefab products are much cheaper, cost is 50% or 2/3rds less
- Housing is short right now and a lot of people are suffering, not sure what we can do but it is her first time joining one of these events
- She doesn't know the plan for the city of San Jose to address these issues
- Elderly people have challenges finding housing, thinks we should prioritize them
- Also thinks we should prioritize the people who work in San Jose to purchase homes (vs rent) or stay
- Also wants to know what people can contribute to work together with the



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city, instead of just one way, to make the process go faster

2. What do you think are the most pressing housing needs for San José?

- We need more affordable housing and also support for the people who need low income housing and can't get into affordable housing/support for rent
- Speed up process for permits, taking longer due to pandemic
- Helping people who cannot afford current housing purchase / rent, helping developers have the chance to finish projects sooner
- Tried to place 187 people with VA housing section 8 voucher, trying to move them out of hotel into apartment but most apartments don't accept section 8 vouchers
 - So told people that they had to pay one year rent
 - Living homeless in a hotel because they don't have enough income to pay for rent
 - Only one person with the voucher has been placed in an apartment
 - Also no warranty that people will get the voucher

3. How can we make sure we hear from our entire community?

- Announcements on radio or newspaper to let people know that San Jose has programs to help them, invite more people to join the project
- 1500 AM, local station - People call on local radio asking for affordable housing
- Vietnam Quickly, Thang Mo (<https://thangmocali.com/>)



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4. It's 2031, and we have accomplished a lot! What words describe the housing in our community now? What are your goals?

- Envision no more housing insecurity, everyone has a place to live, not just luxury but also comfortable for people, don't have to use income to pay for housing

Meetings Summary

Housing Element Update Outreach
May 2nd, June 1st, and June 4th, 2022



1) Engagement Overview

In May and June 2022, the City of San José held a series of community meetings to gather feedback for their 2023-2031 Housing Element update. This outreach was intended to help meet the City’s requirements to Affirmatively Further Fair Housing and focused on the draft goals, strategies, policies, and programs. All three meetings offered interpretation in Spanish and Vietnamese. The meetings times and formats were as follows:

- | | | |
|--------------------------------|----------------|-----------|
| 1. May 25 th , 2022 | 6:00-7:30 pm | Online |
| 2. June 1 st , 2022 | 6:00-7:30 pm | Online |
| 3. June 4 th , 2022 | 10:00-12:30 pm | In person |

In total, approximately 100 community members attended the three meetings. Each meeting consisted of a short presentation on the Housing Element update process from City of San José staff; an overview of the results from a community survey on draft goals, strategies, policies, and programs; and small group discussions.



The small group portion was handled slightly different in the online meetings compared to the in-person meeting. During the online meetings, community members chose two topics to engage with from the list below. After a presentation by city staff, stakeholders shared their thoughts on the draft programs presented. For the in-person meeting, the participants discussed all the topics sequentially in small groups and voted on their favorite ten policies and programs.

The small group discussions topics included:

- Access to Rental Housing
- Housing Production
- Homeownership
- Homelessness
- Neighborhoods

2) Demographics

The audience was relatively diverse. A majority of community members who participated in the three meetings were renters (53%), women (69%), and between the ages of 30-49 (40%). Most attendees at the in-person June 4th meeting were Spanish speakers.

3) Key Takeaways

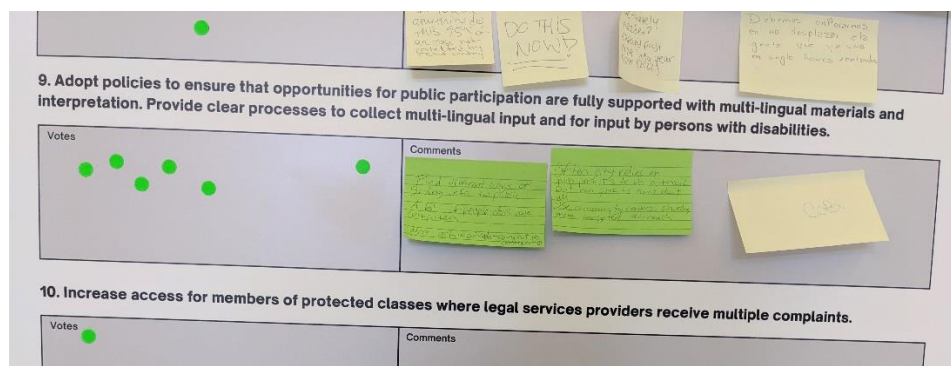
Overview

Community members brought a variety of perspectives and recommendations on the draft strategies and policies and programs the City presented. Several themes arose across the three meetings:

- **Corporate ownership:** Participants voiced frustration with corporate ownership of San José's housing stock and felt it denied opportunities to ordinary households.
- **Alternative ownership models:** There was significant interest and support for alternative ownership structures such as limited equity co-ops and COPA (Community Opportunity to Purchase Act).
- **Displacement:** Community members were concerned with their neighbors being able to stay in San José and voiced support for anti-displacement policies such as local preferences for affordable housing and the expansion of the City's rent stabilization ordinance. Many participants mentioned COPA as an important anti-displacement policy.
- **Extremely low-income housing:** Many San José residents want the City to prioritize policies and programs to expedite development for those with extremely low incomes.

Below are the policies that received the most votes during the in-person meeting. (While community members voted in the online meetings, it was used as a tool to start the conversation, rather than evaluate policies.) Vote totals for all draft policies and programs can be found in the appendix.

Access to Rental Housing	Votes
1. Expand the City’s Rent Stabilization Ordinance.	10
2. Support opportunities for multilingual public participation, including for people with disabilities.	6
Housing Production	
1. Streamline CEQA for Planned Urban Villages.	7
2. Assign an Affordable Housing Navigator.	5
3. Update the Density Bonus program.	5
Homeownership	
1. Explore and support alternative models of home ownership.	19
2. Update and re-implement a home ownership program to be more relevant to targeted communities.	9
Homelessness	
1. Prioritize and build homes for extremely low-income individuals and families, including permanent supportive housing.	14
2. Facilitate easier conversion of hotel/motels and other non-conforming buildings to homeless housing through changes to the City’s codes.	8
3. Increase outreach to neighbors on supportive housing models.	6
Neighborhoods	
1. Prevent displacement of residents through programs and policies such as COPA and anti-displacement tenant preferences.	19
2. Explore increasing inclusionary housing requirements in high resource areas.	8
3. Invest in nonprofit organizations based in low resource areas to engage in community development activities and to advocate for equity.	6





Below is a summary of the draft policies and programs that received the most comments or votes across the three meetings with key takeaways from the discussion of each. The vote count is only representative of the in-person meeting.

Access to Rental Housing

- **Expand the City’s Rent Stabilization Ordinance (Votes: 10)**
 - Many participants felt the Rent Stabilization Ordinance has allowed lower-income community members to continue to live in San José. Most community members at the meeting wanted to expand the ordinance to include duplexes and/or single-family homes and newer homes built after 1979 (if allowable under state law). They also wanted the City to lower the yearly allowable rent increase rate.
- **Fully support opportunities for public participation with multilingual materials and interpretation. Create clear processes to collect input from persons with disabilities, including those whose primary language is not English. (Votes: 6)**
 - Community members supported more opportunities for public participation in a variety of different languages to make engagement more inclusive. Several community members said the City should conduct more active and targeted outreach by going where people are. For example, the City could hold pop-up events at churches, markets, and other community hubs.
 - Some nonprofit partners who attended the meetings said the City often relies on them for more targeted outreach. These organizations tend to operate on a small budget and with limited resources and nonprofit partners suggested the City compensates nonprofits adequately for this work.

Other important comments

- **Code Enforcement and Habitability:** While the City did not initially present draft strategies around code enforcement and habitability standards, community members expressed a desire for stronger code enforcement programs and anti-retaliation policies.



Housing Production

- **Streamline CEQA for Planned Urban Villages.** (Votes: 7)
 - Participants were supportive of streamlining CEQA environmental review for individual projects to lower development costs and create housing more quickly.
- **Assign an Affordable Housing Navigator to help affordable developments with planning approvals and obtain the permits necessary to start construction.** (Votes: 5)
 - Community members believed a single or primary point-of-contact at the City to help affordable developments achieve planning approvals would speed up the process.
- **Update the Density Bonus program.** (Votes: 5)
 - Participants supported expanding the density bonus law where eligible projects could receive increased incentives, such as height or additional units. Some community members cautioned against reducing open space and parking requirements as incentives, since many lower-income families work in jobs that require a car and want open spaces for their children.

Homeownership

- **Explore and support alternative models of home ownership, such as community land trusts, co-ops, and tenancy-in-common.** (Votes: 19)
 - There was strong support for alternative models of homeownership such as limited-equity cooperatives, and other models for permanent affordability. Participants voiced that city funding is important to make such programs successful. A number of residents also highlighted COPA as a way to get more affordable housing.
- **Update and re-implement a home ownership program to be more relevant to targeted communities.** (Votes: 9)
 - Certain groups, such as single mothers, older adults, people with disabilities, and undocumented immigrants, need tailored programming and support to overcome specific challenges in homeownership.

Other important comments

- **Improved public information and outreach of City homeownership programs:** Many community members are unfamiliar with the City’s homeownership and other housing programs. Community members said more promotion of these programs is needed and suggested that the City partner with other agencies and local business to spread the word.
- **Centralized web resource:** Another suggestion was for the City to create a “one stop shop” website for all their housing programs.
- **Diversity of housing types:** Community members would like to see the development of missing middle housing, such as duplexes, townhomes, and fourplexes, because these housing types provide more affordable options for moderate-income homeownership.

Homelessness

- **Prioritize and build homes for extremely low-income individuals and families, including permanent supportive housing.** (Votes: 14)
 - A substantial number of community members supported prioritizing homes for extremely low-income households. When discussing support services, they recommend a model where management coordinates with the county so residents have access to a variety of support services, particularly for those in recovery or for substance users.
- **Facilitate easier conversion of hotel/motels and other non-conforming buildings to homeless housing through changes to the City’s codes.** (Votes: 8)
 - Participants generally supported this strategy and felt it was important in addressing both the time and cost of building housing. They felt this was an effective use of underutilized buildings and a way to house individuals more quickly.
- **Increase outreach to neighbors on supportive housing models.** (Votes: 6)
 - Community members were generally supportive of this program. They particularly liked the idea of training and compensating community-based organizations to conduct outreach and disseminate information.

Other important comments

- **Evictions:** Some pointed out that it is very easy for landlords to evict tenants and tenants are sometimes evicted based on clerical errors. Both evictions and a record of evictions contribute to homelessness. Some participants suggested the City provide additional safeguards for tenants to prevent unnecessary evictions.

Neighborhoods

- **Prevent displacement of residents through programs and policies such as COPA and anti-displacement tenant preferences.** (Votes: 19)
 - Many community members voiced supported for anti-displacement strategies, including tenant preferences as an important tool to retain lower and moderate-income residents.
- **Explore increasing inclusionary housing requirements in high resource areas.** (Votes: 8)
 - Participants felt this was an important program to increase access to amenities for lower income families and some suggested a local preference policy for extremely low-income families for below-market rate (BMR) units in high resource areas. Further, some mentioned this was important because much of the City's affordable or BMR housing is currently situated in areas with high environmental pollution, making it an environmental justice issue.
- **Invest in nonprofit organizations that are based in low resource areas to engage in community development activities and to advocate for equity.** (Votes: 6)
 - Partnering with community organizations or nonprofits that already have a presence and existing relationships in low resource areas was identified as another important strategy by a group of community members.



4) APPENDIX

June 4th, 2022 – In-person meeting vote counts

Access to Rental Housing	Votes
1. Expansion of the City's Rent Stabilization Ordinance	10
2. Support opportunities for multilingual public participation, including for people with disabilities.	6
3. Create policies that encourage more moderate-income housing such as land use policies that allow for greater density in low-density neighborhoods or financing programs that incentivize the development of moderate-income housing.	4
4. Use zoning and other land use tools to promote affordable housing.	
5. Encourage housing developments around transit stations.	4
6. Increase availability of Fair Housing services such as legal representation, enforcement, outreach/education, testing, etc.	4
7. Analyze needs and create incentives to develop affordable housing for protected class groups.	4
8. Increase access for members of protected classes where legal services providers receive multiple complaints.	4
9. Increase access for members of protected classes where legal services providers receive multiple complaints.	2
10. Streamline the City's permit process for affordable housing.	2
Housing Production	
1. CEQA Streamlining for Planned Urban Villages.	7
2. Assign an Affordable Housing Navigator	5
3. Update to the Density Bonus program	5
4. Temporary reduction of City construction taxes for affordable housing - Reduction of certain construction taxes for projects containing 100% affordable units to help lower costs to build.	4
5. City of San José ministerial approval process for infill projects - Projects meeting certain objective standards would be approved under a streamlined approval process.	3
Homeownership	
1. Explore and support alternative models of home ownership.	19
2. Update and re-implement a home ownership program to be more relevant to targeted communities.	9
Update and re-implement a home ownership program to be more relevant to targeted communities.	3
Increase participation by legally protected groups in programs for buying homes.	3
Expand counseling services for first-time home buyers.	2

Homelessness	
1. Prioritize and build homes for extremely low-income individuals and families, including permanent supportive housing.	14
2. Facilitate easier conversion of hotel/motels and other non-conforming buildings to homeless housing through changes to the City's codes.	8
3. Expand where shelters can be located by-right throughout the City and streamline the entitlement process to increase the speed of creating and number of emergency interim housing and shelters.	7
4. Increase outreach to neighbors on supportive housing models.	6
5. Provide housing subsidies to participants of workforce training programs to increase their stability and access to living wage jobs.	5
6. Increase access to supportive housing programs for people in protected classes by addressing racial and other biases in the shelter and permanent housing programs.	2
Neighborhoods	
1. Prevent displacement of residents through programs and policies such as COPA and anti-displacement tenant preferences.	19
2. Explore increasing inclusionary housing requirements in high resource areas.	8
3. Invest in nonprofit organizations that are based in low resource areas to engage in community development activities and to advocate for equity.	6
4. Adopt an Affordable Housing Siting Policy to encourage City-funded affordable housing to be located in high-resource neighborhoods.	5
5. Improve housing in low resource areas through preservation/acquisition/rehabilitation programs and targeted code enforcement.	5
6. Explore new funding sources for increasing affordable housing (both rental and homeownership) in high resource areas.	3
7. Coordinate investments across City programs and departments to prioritize lower-income, racially-segregated areas.	3
8. Create new funding sources that would target low resource areas.	3
9. Increase fair housing monitoring, enforcement, and education (especially regarding source of income discrimination) in high resource neighborhoods,	3
10. Create programs and incentives for more people in low resource or other priority areas to access high resource areas.	3

Survey Results – January 2022

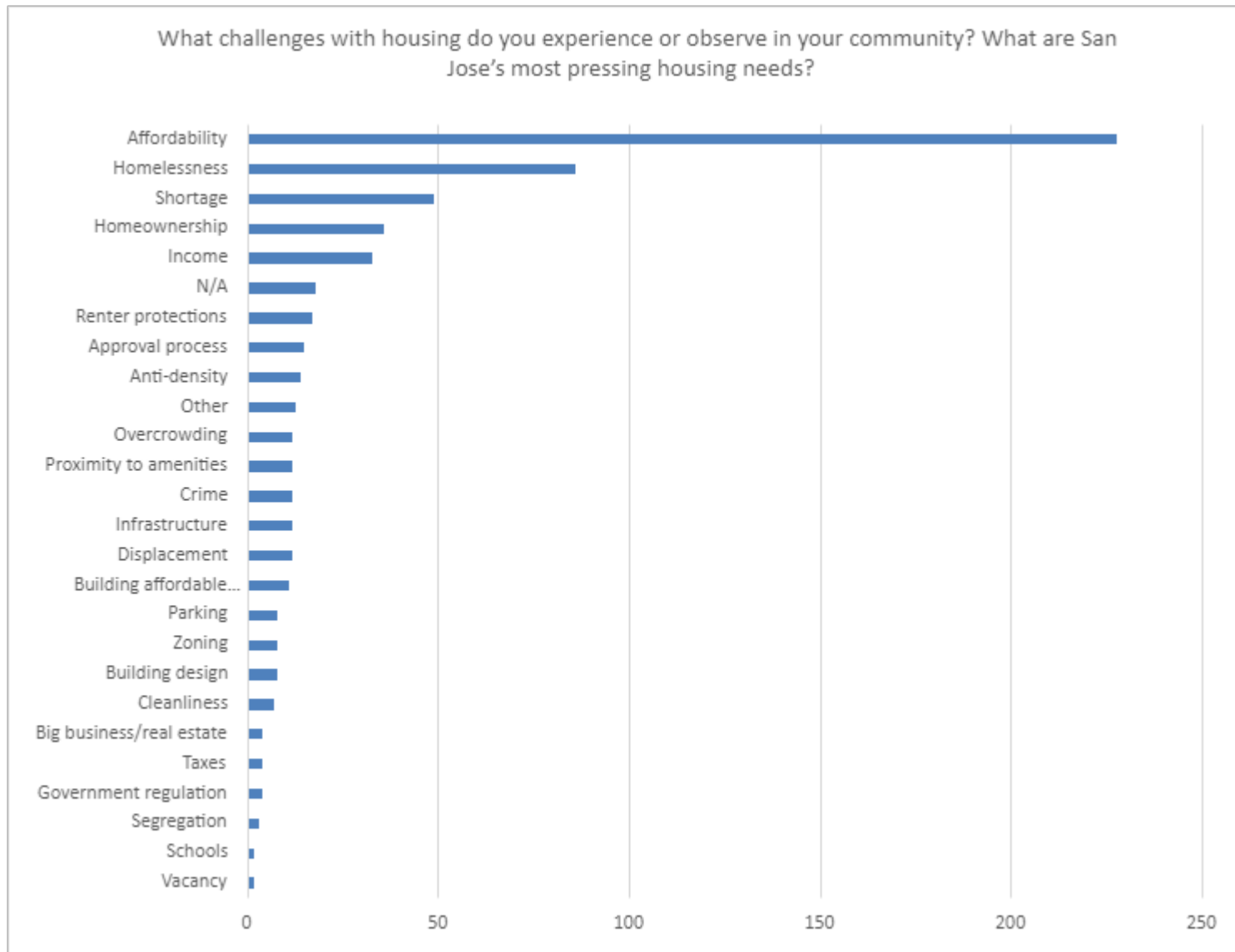
Q1. Pick up to 3 housing issues that you think are the most important.

Answer Choices	English	Spanish	Vietnamese	Total	Percent
Discrimination	23	22	6	51	8%
Displacement	33	12	8	53	8%
Other (please specify)	57	24	7	88	14%
Rental instability/insecurity	62	35	22	119	19%
Overcrowding (too many people living in one home)	76	47	40	163	25%
Fair access to healthy, safe neighborhoods with good job opportunities, schools, and transportation	101	43	36	180	28%
Lack of homeownership opportunities	80	107	92	279	44%
Homelessness	214	47	24	285	45%
Affordability	228	66	113	407	64%
Total	335	155	150		640

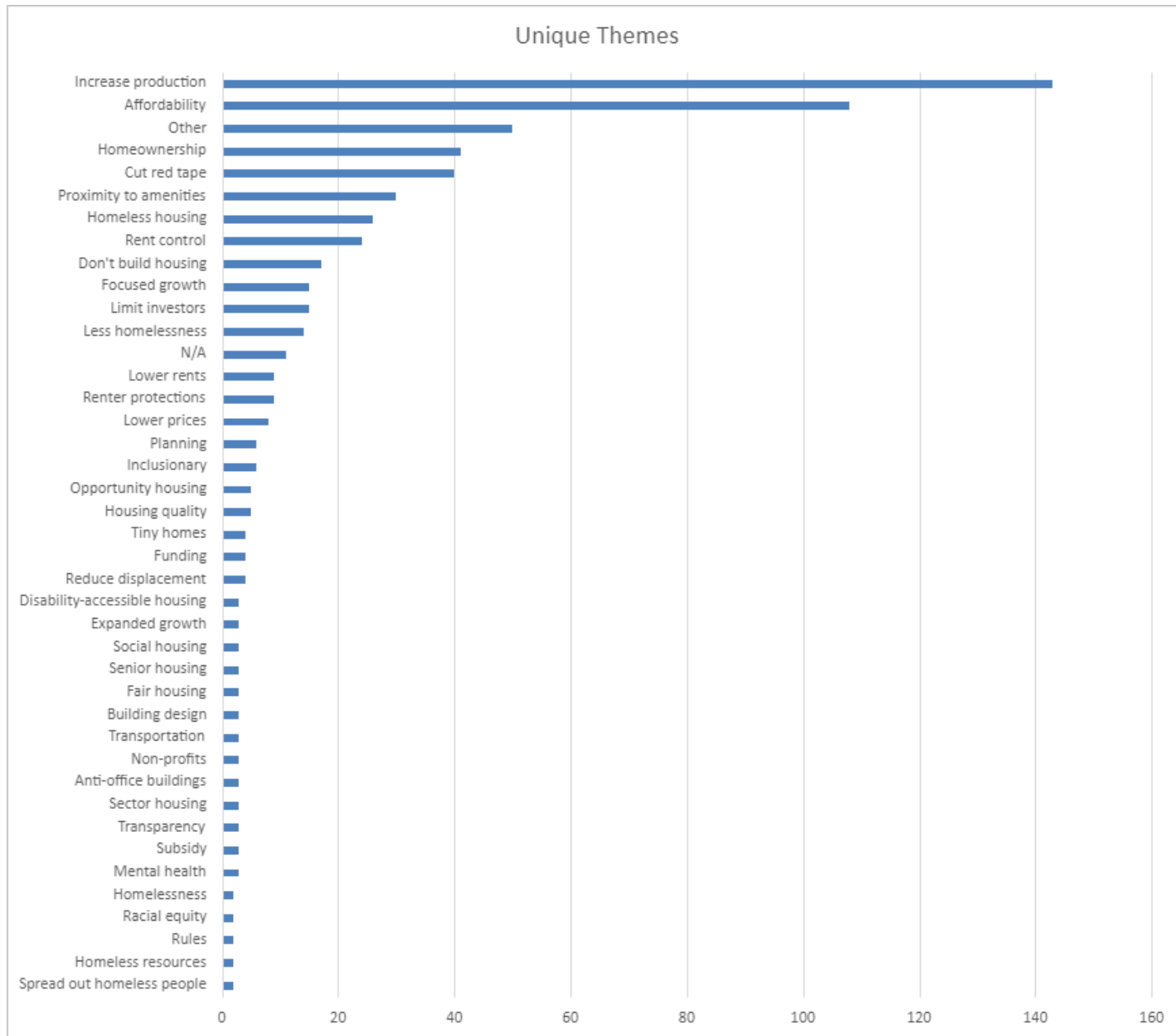
Q2. Pick up to 3 housing goals that you like the most.

Answer Choices	English 1	English 2	Spanish	Vietnamese	Total	Percent
Addressing housing discrimination	2	37	29	17	85	13%
Other (please specify)	9	69	9	9	96	15%
Preventing developers from demolishing existing homes without replacement	12	71	22	12	117	18%
Increasing protections for renters	5	57	66	42	170	27%
Reducing barriers to housing production	21	105	25	45	196	31%
Building more homes for people experiencing homelessness	17	111	53	38	219	34%
Creating more homeownership opportunities	17	105	115	105	342	53%
Planning for more affordable homes near community amenities (schools, grocery stores, parks, etc.)	25	152	82	94	353	55%
Total	44	291	155	150		640

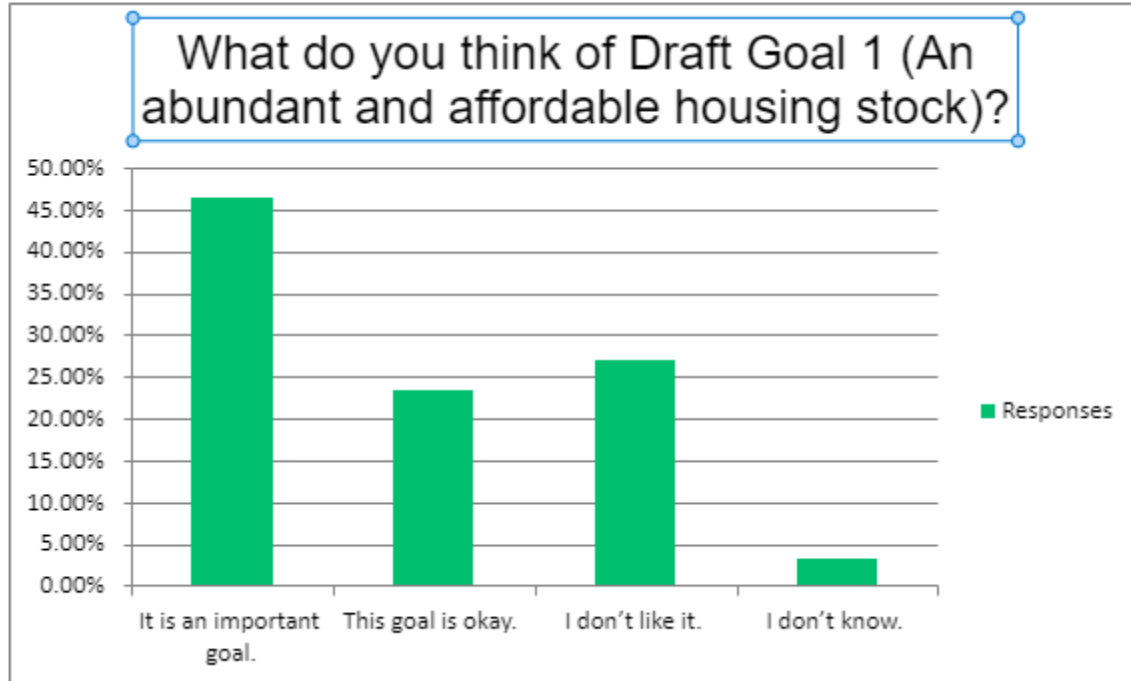
Q3.



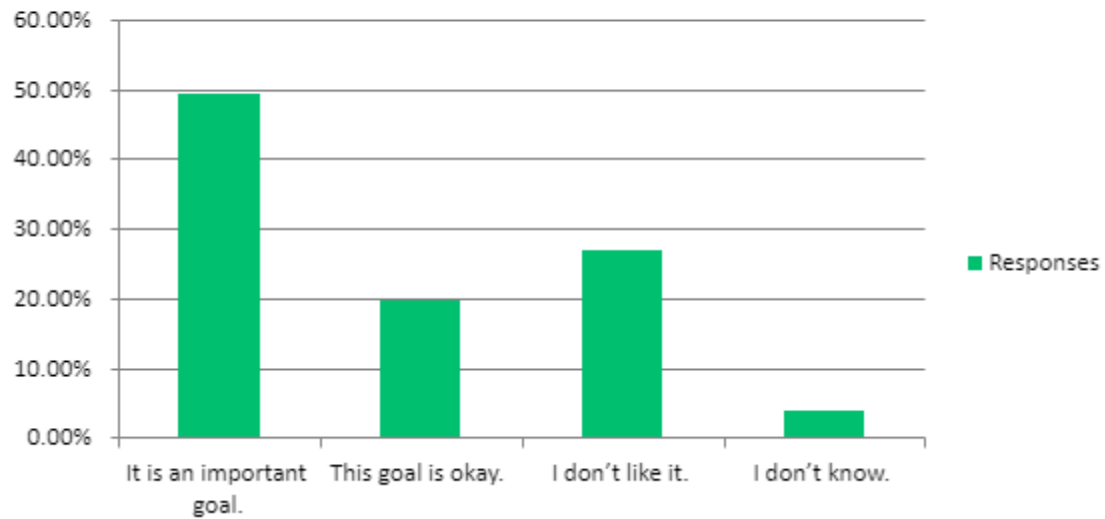
Q4.



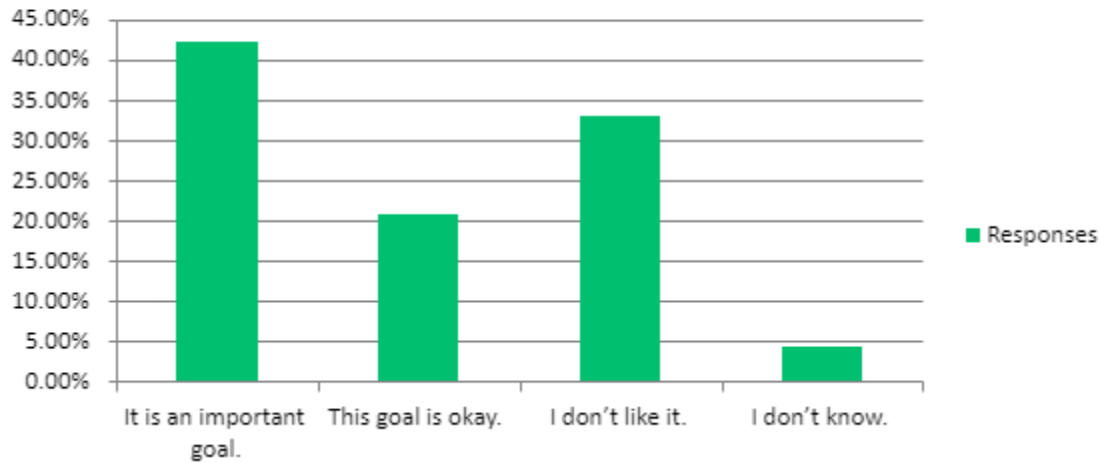
Survey Results – April 2022



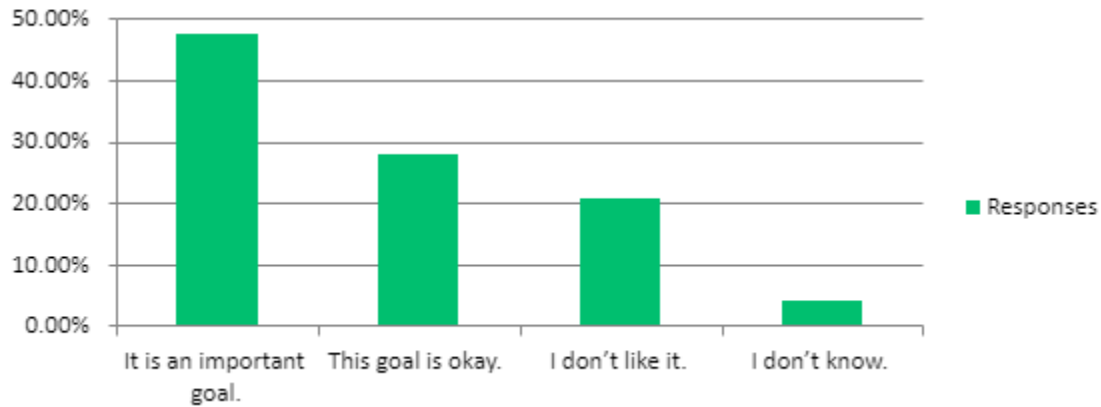
What do you think of Draft Goal 2 (Prevent and reduce homelessness)?



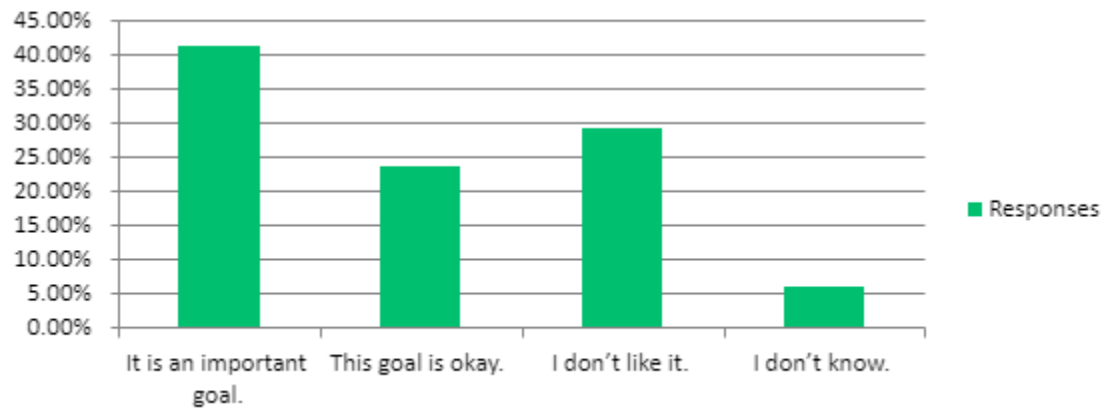
What do you think of Draft Goal 3 (Housing stability and opportunities to build wealth for all residents)?



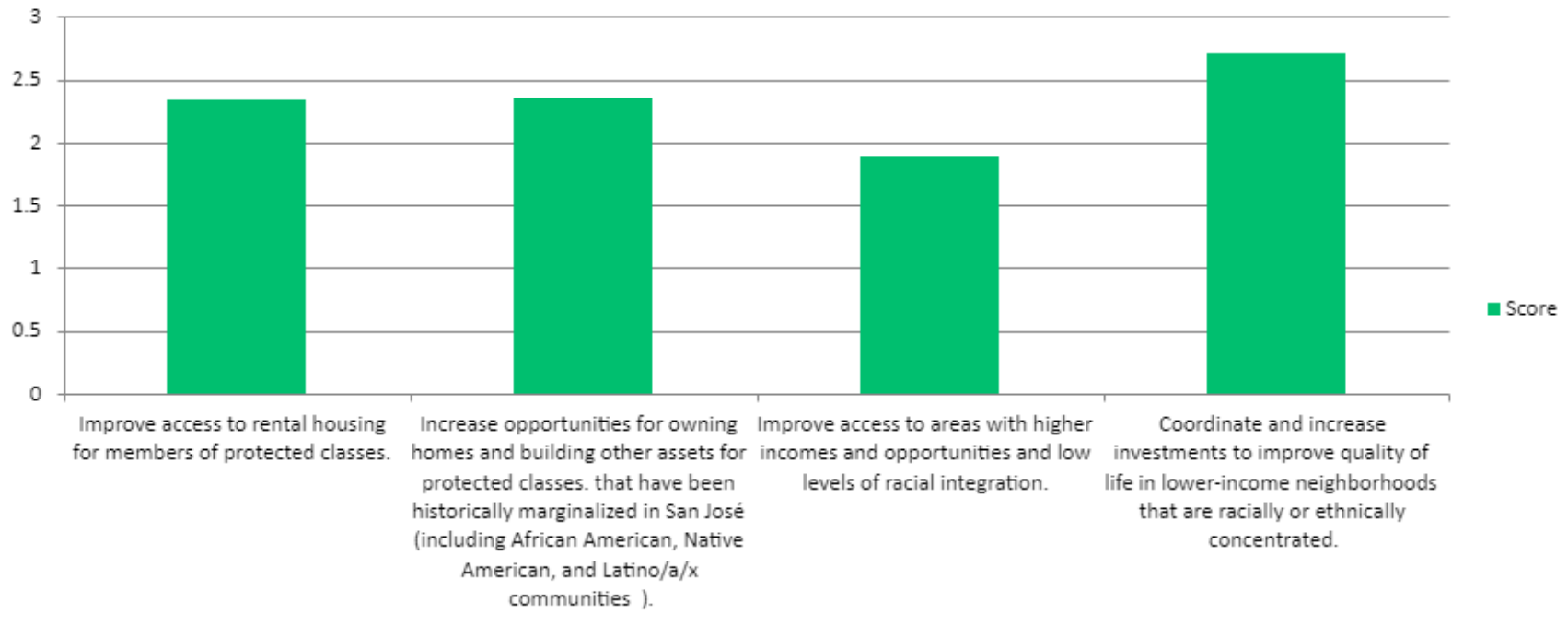
What do you think of Draft Goal 4
(Inclusive neighborhoods with access to
good jobs, schools, transportation, and
other resources)?



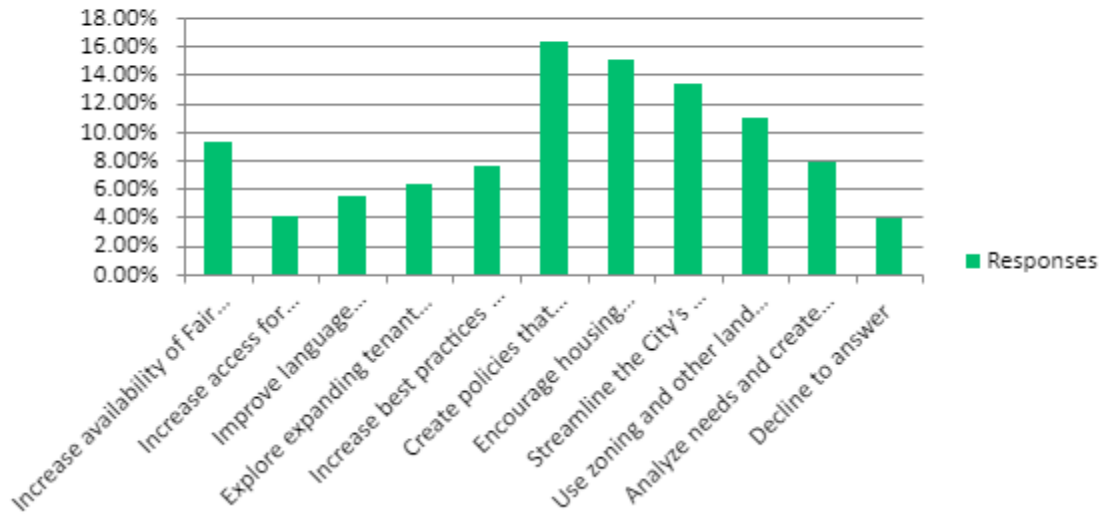
What do you think of Draft Goal 5
(Racially and socially inclusive
neighborhoods and rectifying past and
present discrimination)?



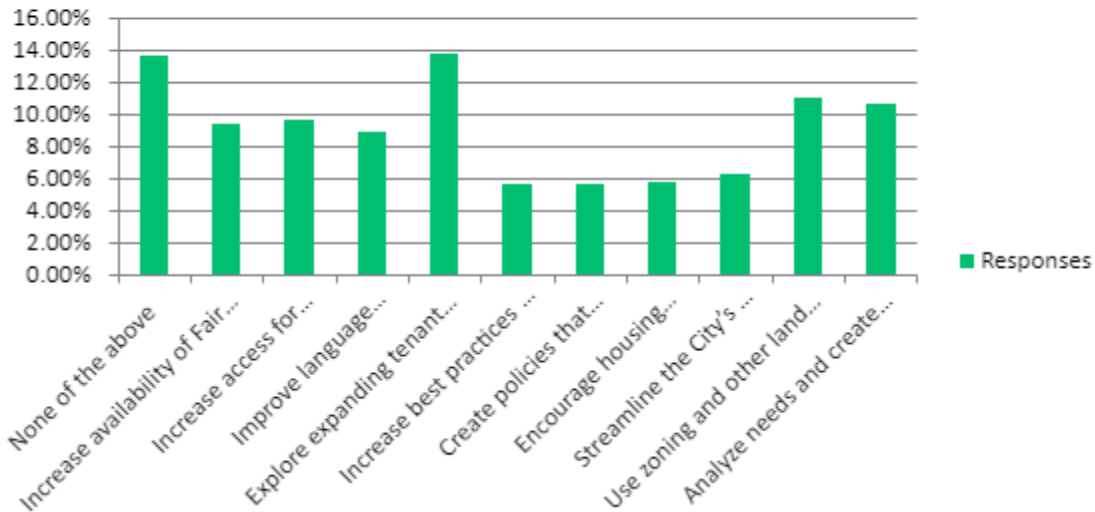
Please rank these strategies in order of importance.



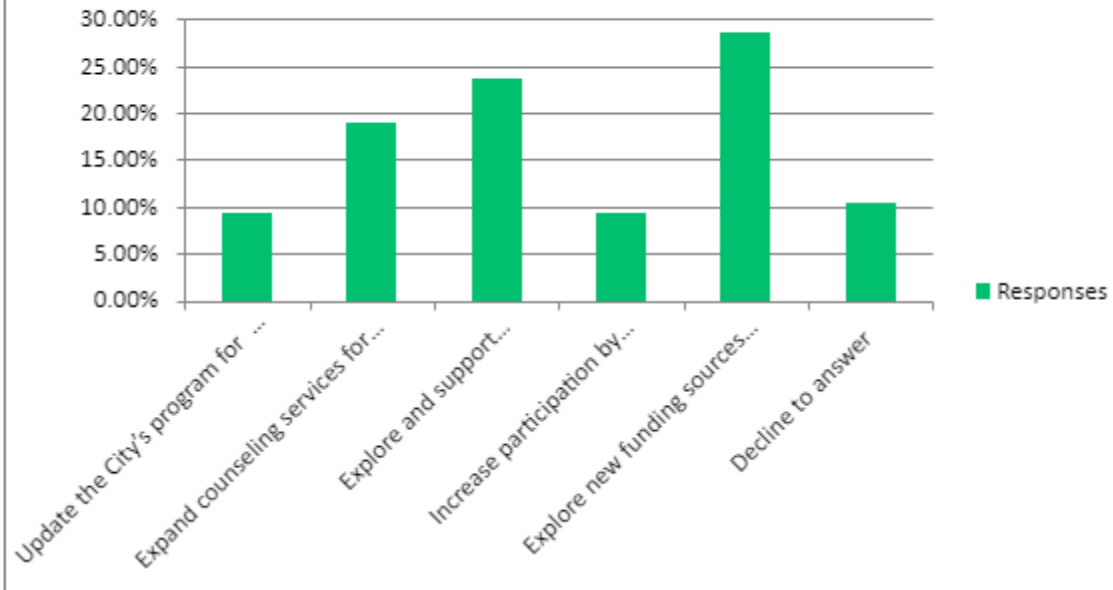
Please pick the 3 most important ones to you.



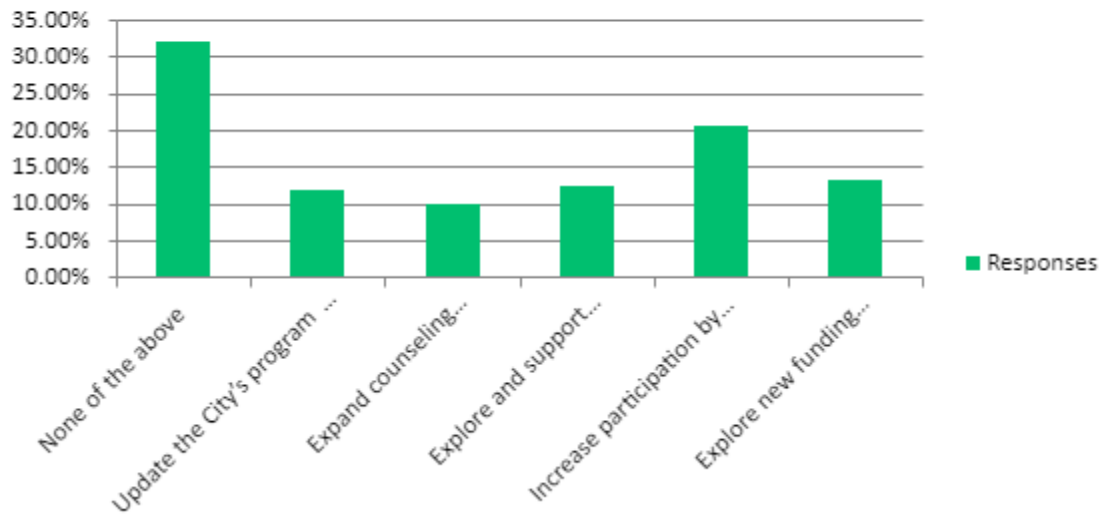
Which, if any, would you remove from this list?



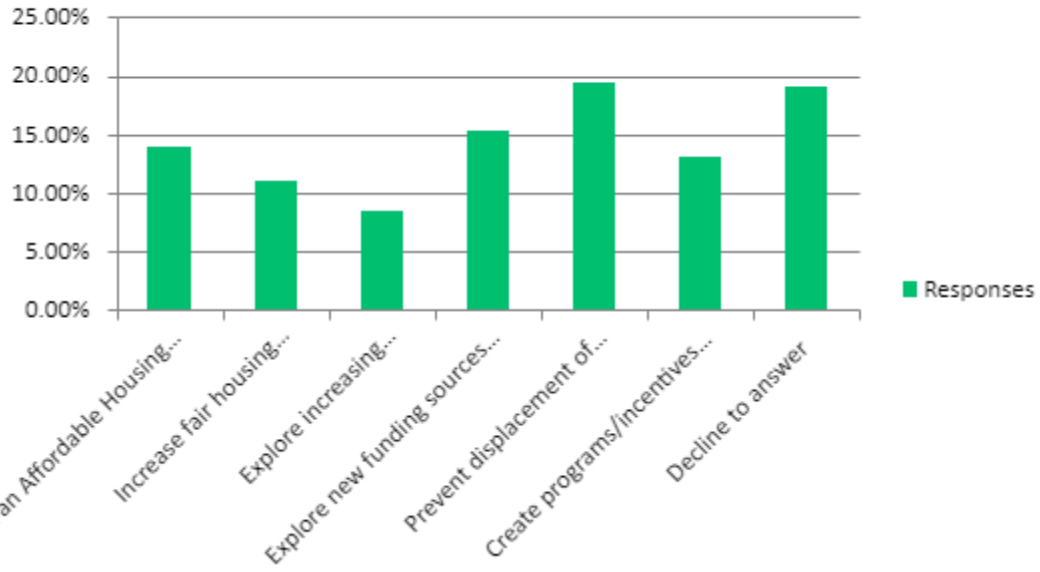
Pick the 2 most important ones to you.



Which, if any, would you remove from this list? (select all that apply)



Pick the 2 most important ones to you.



Assessment of Fair Housing Disability Focus Group Meeting Notes

January 19, 2022, 5pm to 630pm

City of San José Housing Department

Partners: Housing Choices, Silicon Valley Independent Living Center and The Kelsey

22 Participants in 2 groups, Spanish and English language

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Not enough affordable, accessible housing.
- Need more services programs.
- Housing is too expensive.
- Rent increases – too frequent and happens even in subsidized housing.
- Waiting lists for housing are too long.
- It takes too long to find a place.
- Forms are difficult to understand and fill out.
- Temporary housing has lots of hoops. Hard for parent to navigate on behalf of child.
- Low turnover among occupants of subsidized housing.
- Denial of reasonable accommodation requests.
- Hard to get reasonable accommodations.
- Hard to find apartments that accept Section 8 vouchers.
- Hard to find home that fits the size and income of the family.
- Disabled people are at a big risk of displacement. They live with family, overcrowding, etc.
- Difficult to navigate the different disability agencies, their programs and requirements.
- Tying affordable housing to area medium income (AMI) is problematic. Supplemental Security Income (SSI) is 25% AMI but cannot access apartments below 50% AMI.
- SSI does not cover rent.
- Difficult to find information or help to find housing for people with disability.
- 50% AMI is too high. Need integrated multi-income housing, extremely low income and below.
- Section 8 is tied to Permanent Supportive Housing (PSH). If disabled and not currently homeless it is difficult to get vouchers.
- Section 8 housing is hard to get. If you do have it, it is so hard to find a landlord that will accept. Delays in inspections have been a barrier, especially during COVID.
- Section 8 income discrimination is still an issue.
- Those on fixed income are most at risk of losing housing
- The City is set up to prioritize segregate housing, not integrated.
- Steps in home are barriers.
- Lack of closed captioning and lack of information in Spanish is a barrier.
- Lack of awareness of benefits of keeping aisle space clear.
- Lack of awareness of how able-ism and how racism go together.
- Lack of awareness of needs of non-physical disabilities and how these need to be addressed. Accommodations are more physically oriented. Kelsey is only one place. Need to address existing housing programs.

- The process of obtaining and maintaining accessible housing is draining. Mental health suffers.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Make Section 8 vouchers automatic and available to anyone with a disability or anyone in SSI disability program.
- Provide a guide to obtaining housing for people with disabilities.
- All homes should have universal design features.
- Housing should be made so that one can age in place.
- More Section 8 vouchers and remove (or subsidize) barriers so that they can be utilized. Make it adaptable for renters.
- Support for applying for Section 8 and applying for housing, including help in filling out forms.
- Utility support for disabled folks.
- Cognitive functioning folks needs services, not just universal design.
- Create a city-wide housing coordinator who can provide support and assistance.
- Link support services with housing.
- Doorways needs to have accessibility descriptions including mobility and sensory.
- Provide affordable housing for people exiting institutional or congregate settings.
- Increase integrated, supportive housing for people with and without disabilities.
- Design a way to find out status of waiting list without repeatedly calling property manager.
- Build more housing.
- Inclusive design standards should be built across the board.
- Center the experience of people with disabilities.
- Provide wheelchair accessible bathrooms at events.
- Housing Department needs to have a better baseline understanding of what accessibility is available in housing stock.
- Need to address non-physical disability needs. Necessary to honor the person and their needs.
- Affordable housing providers need to have adequate staff to review accommodation requests.
- Housing needs to be in better locations where it is safe to live.
- Discounts for cell phones as they are important for access in these times.
- Increase home ownership opportunities.
- The City needs to be held accountable for providing affordable housing for people with disabilities.
- More services that are tied directly to housing.
- More education for landlords and tenants on Section 8.
- Down payment assistance.
- Need accountability and incentives to produce more housing. Incentives for landlords and developers produce more accessibility. Incentives for tenants to go to trainings. Everyone needs to be able to get the information they need to produce and access accessible housing.
- Project home key and innovative models need to be accessible for physical and cognitive access.
- ADU initiatives need to be accessible.
- Information needs to be provided in plain language. Information should be in multiple languages in accessible format. Also, ASL translation. The more these services are developed, the better the relationship with the community will be.

LGBTQ+ Focus Group Meeting Notes

January 25, 2022, 5pm to 630pm via zoom

City of San José Housing Department

Partner: Billy DeFrank LGBTQ+ Community Center

4 Participants

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Housing is hard to find and not very affordable.
- Reduce barriers for trans people to find shelter. Many shelters require identification as male or female with rigid/traditional definitions of gender. Some buildings require sobriety which is a barrier.
- City has the long list of services on their homeless brochure. A lot of those don't apply. Average person would not know where to start with that list.
- Shrinking services.
- Long waiting lists.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- More affordable, welcoming housing in general.
- More LGBTQ+ specialized shelters (New Haven cited as a good example but not enough beds to handle demand; Arena Hotel across from Billy DeFrank Center given as a potential site).
- Resources for more LGBTQ+ / aware service staff, retention, training, etc.
- Domestic violence shelters are open to victims of partner abuse but should also be open to adult victims of parental abuse (e.g. of queer youth fleeing unsafe family situation).
- More LGBTQ+ targeted outreach.
- Services (mediation, counseling, intervention) for LGBTQ+ folks who live in shelters or Permanent Supportive Housing (PSH) who have to deal with homophobic or transphobic neighbors (other shelter/PSH residents) or service staff.
- More mental health services to stay in housing.
- Need policies and funding aimed to help housing needs of LGBTQ+ community. Need to center the voices of LGBTQ+ community in the policy and solution discussion. There is an urgency, and desperation, to solve these housing issues that does not seem to be understood by leadership at the City of San José.

Veterans Focus Group Meeting Notes

January 25, 2022, 2pm to 330pm via zoom

City of San José Housing Department

Partner: Supportive Services for Veterans Families Collaborative

17 Participants

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- 290 status is a barrier. Veterans who have 290 status are ineligible for vouchers so they are stuck in a loop of homelessness. There is a lack of clarification for “category 1” and what charges pertain, so that one would know if they are exempt and available for a voucher. Also, unclear if there is there a legal process required for those who fall into category 1.
- Most affordable units for veterans tend to be in the roughest neighborhoods. Instances of people afraid of gangs or experienced vandalism of vehicles or units.
- A lot is just placement. Demographics, age or income doesn’t match and it causes rotation. Communal fit, mental and physical needs aren’t there.
- Lack of affordable, suitable units for disabled veterans.
- Severe mental health and substance abuse problems are overlooked, and they get denied housing. It is hard to prove that discrimination. Owners seem to be getting creative if their reasons for denying housing.
- Getting turned down for units due to Section 8 voucher.
- Limited supply of accessible senior housing. Long wait lists. This results in compromises.
- “Mom and Pop” owners unwilling to make modifications such as door widening for roll in shower.
- A lot of “Mom and Pop” buildings don’t have elevators, so that limits people to the first floor for accessibility. Ramps aren’t always an option.
- There can be so many “filters” to what is needed for a suitable home for a veteran. There is already a limited supply of housing, then the scope narrows with a veteran’s needs and it is practically impossible to find a home.
- Not having a subsidy option creates problems for people falling in a loop of not having enough money for housing but ineligible for vouchers.
- Most owners unwilling to navigate reasonable accommodations requests without bringing outside support. Not every veteran is eligible for assistance for rehab costs associated with accommodation requests. Veterans Administration barely covers medical care costs, let alone rehab costs. Also, owners lose out on rent during accommodation construction.
- Mostly owners have been ok with accepting service or emotional support animals, sometimes they need a gentle reminder that the must accept them. The challenge lies in making sure veteran has all documentation needed for service animal.
- Care Coordination Project (CCP) mandates a threshold for Vulnerability Index - Service Prioritization Decision Assistance Tool (VISPDAT). Often, veterans are miscategorized or their assessment was performed improperly making them ineligible for CCP.

- Not enough supply of housing for those way below 30% AMI. They might not have a chronic health issue, or another extenuating circumstance that gets them benefits but they are still in need of housing. They are some veterans who are disabled, unable to work, but are not Veterans Administration (VA) connected so they are unable to secure housing. The units are just not unavailable.
- There is a problem of owner burnout caused by lack of support for behavioral issues. Owners then avoid letting service providers know when there are units available.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Provide a funding source for permanent supportive housing without Housing and Urban Development (HUD) involved. HUD creates a lot of barriers.
- Revive or create landlord appreciation committees to grant awards to grantees. Mayor could announce these awards at the Veterans Day parade.
- Incentivize relationships with property developers. They will have stable tenants and incomes amongst veterans. This fact needs to be highlighted and brought into incentivize relationships with property developers so that they are incentivized to build.
- Create a fund for repairs and modifications.
- Create a funding for damages. This should be available to all veterans, despite the type of assistance they have.
- Build more housing for veterans. Put veterans to work. Put the homeless population to work as well.
- Create incentives to recruit owners for scatter site veterans housing programs. Also, continuous incentivized bonuses to keep housing veterans as well as provide housing for veterans.
- Voucher programs should not clump veterans together – that is the point of voucher programs.
- Need more forums for coordination.
 - Create a mediation program for veterans and property owners. There are so many issues that come up that if they could be addressed early on, in a civil manner, that would really help. There is tension amongst police and communities, so going that route can be hard.
 - Need orchestrated plan on how to handle issues in certain areas, so we wouldn't get clumps.
- More collaboration with probation offices to understand ideal housing conditions for veterans.
- Address barriers to the 290 status issue:
 - Increase non-HUD and non-VASH funding for this population.
 - More collaboration with parole. Find out what is ideal for person with that background and if they have any relations with someone in community that could help assist in housing placements.
 - If not still on parole, shouldn't have any living restrictions
 - County should create maps to show areas of cities where those with 290 status can live in the city. This will make their placement much easier.

African Ancestry Focus Group Meeting Notes

January 31, 2022, 5pm to 630pm via zoom

City of San José Housing Department

3 Participants

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Middle income earners need housing. There seems to be support for lower and upper. These middle-income earners are working professionals. Someone who makes 100k can get a section 8 voucher.
- Systemic racism exists for home loans and financing. Hard to prove. Systemic racism for black people when they sell their homes, appraisal bias. They often don't get fair market value.
- Average person would not know where to go to get redress on appraisal bias. Filing complaint with state agency is a long process. If you get a letter from them that you can't be helped, then you are back at square one.
- Government doesn't listen. Over 240 people testified at County meeting to stop prison, 2 people testified in favor. They voted in favor. There is a deep distrust of government.
- Most black people who have come to this valley come for jobs, so they are transplants. They often lack family and social support networks. That makes it hard when they are working long hours. They lack a safety net if there is a gap in finances or income. They are tired.
- South bay lacks black culture or African ancestry culture. There are a lot of anti-black vibes in San José, especially from people who speak at City Council meetings.
- Lack of middle-class black families in San José.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Develop underused land as affordable housing.
- Black people are not concentrated in one area of San José, so development of housing targeting black people should be dispersed as well.
- Offer real down payment assistance, like 300k for a 1 mil home purchase.
- Low-income households need financial support.
- Designate areas where lots are vacant for starter homes. These homes can be reasonably priced small homes that let folks get their foot in the door.
- Black population in San José is 3% to 4% of entire population so it should not be so hard to find funding, whereas in other cities the black population is much bigger.
- The County just voted to create a prison instead of services. We need more affordable housing, more mental health services. Government needs to stop fighting over jurisdiction and just do more programs.
- More resources for mental health.

- Clean up trash around the encampments. Provide more places for them to go, provide counseling, treatment and services.
- Need to invest in black culture in San José. People go to Oakland because it is lacking in San José.
- We need more black people in City staff, in places of business, etc. If you want black people to stay in San José, you need to invest in places for black people.
- Build a hospital for the homeless.
- African ancestry homeownership assistance needs to be targeted and much higher. This will help to create generational wealth.
- Hold residential developers accountable. There needs to be a place in all development plans for inclusion for black, low-income folks.
- If you can't target based on race, target based on district, or a specific income range.
- Reparations. Galvanize and educate people/elected leaders. Look at what Evanston, Illinois has done. Try to get people elected to make this a reality.
- Give guidance for home ownership. Provide or require courses on financing or how to maintain a house.

Formerly Homeless Focus Group Meeting Notes

February 1, 2022, 12pm to 1pm via zoom

City of San José Housing Department

Partner: 2nd Street Studios

5 Participants

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- There are a lot of issues with the management of 2nd Street Studios by Abode services:
 - A lot of complaints go unaddressed.
 - Security does not enforce rules. They are unprofessional. They get into fist fights with residents.
 - Points of access are breached all the time.
 - Management disregards emails from residents on the daily.
 - There has been flooding which has caused fiberglass to hang from ceiling. It causes breathing issues and harms pets.
 - Not providing services that was promised – onsite mental health services, medical clinic and convenience store.
 - No mental health staff for 6 to 8 months.
 - General lack of support from Abode or onsite managers.
 - Management lacks respect for tenants and speaks down to them.
 - There is no sign for 2nd street studios, this lends itself to a lack of pride in the place.
 - Estimate 80% of people living at 2nd street studios are not meant to be there.
 - Lease violations are not being enforced.
 - Staff seems to make up or change rules.
 - Tenant was assaulted onsite and has not gotten redress. The police have not responded. Property manager won't respond. Afraid to leave their unit. The attacker still comes onto the property. Tenant can't get any help.
 - They don't take these concerns, or the concerns raised by the resident board seriously.
 - Residents are trying their best to go thru the grievance process to hold them accountable, but it is not working.
 - Frequent staff turnover.
 - Notified by newsletter that there are two interns on staff this month. That is not adequate.
 - People sleep in their cars in carport, then wait for people to open the doors to access the building. Security is lacking.
 - There is no mental health clinician onsite. So, when people act up, they get a lease violation, and can get evicted.
- Tenants make complaints to the City regarding Abode, and instead of following up with tenants, the City follows up with Abode. Nothing gets resolved.
- People in the public sneer at tenants from 2nd street studios. If you see police or ambulance onsite, or people hanging out, it is because proper services are not being provided.

- Unclear what services Abode is meant to provide.
- Other permanent supportive housing tenants share the same frustrations as 2nd street studios. We all lack support.
- Issues with the housing first model – services are voluntary, so someone who has mental health challenges can cause terror in the building.
- Issues with the VI-SPDAT assessment to get housing
 - It forces people to lie to get score up.
 - You might not even know about it. Tenant on the street for 10 years, didn't know about the assessment for 9 of those years.
 - Overvalues when you have a voucher, not whether you would be open to supportive services.
 - Needs to be updated so that people can get off the street more quickly.
 - Trauma occurs when living on the street. A lot of focus is needed for an accurate assessment to determine best placement.
 - Tenant with 35 arrests from living on the street was shot to the top of list, even though there are other people who are more vulnerable because of being victims of rape or having been on the street much longer.
 - To properly discuss changes to the assessment, need another meeting. It is a very emotional topic.
- People are not acclimated to living on their own. They struggle to pay bills, buying groceries, buy furniture, etc. 2nd Street studios is suppose to be supportive housing not affordable housing.
- Evictions are like death notices, because you can't get a voucher after an eviction.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Provide an independent review council to handle complaints in projects like this (2nd street studios).
- Staff at 2nd street studios needs to be trained on how to work with formerly homeless/homeless individuals.
- Provide training to providers on how to work with formerly homeless individuals.
- Outreach workers should provide VI-SPDAT assessment on the spot. A homeless person might not feel comfortable going into an office or may have trouble getting transportation to get to an office. Homeless have all their gear with them, hard for them to travel for an appointment.
- Need more case managers to help with the processes, to get approved by housing authority.

LGBTQ Focus Group Meeting Notes

February 15, 2022, 530pm to 7pm via zoom

City of San José Housing Department

Partners: San José State University Pride Center, Billy DeFrank, LGBTQ Youth Space

19 Participants

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Hard to function without adequate housing, it is essential, and it is not provided.
- Government should be helping LGBTQ+ but they are not, and that is shameful.
- People should not have to hit their lowest point before they are eligible for help/assistance. The City is not helping.
- Systemic demonization. From housing, to health care, criminal justice, etc.
- People need to be unhoused to receive support. There are people who live in unsafe living conditions, out of a car, are couch surfing, or participate in survival crimes who also need support/housing.
- LGBTQ+ folks are disconnected from their support groups, often at a young age.
- Such a need for housing, when people are left with little to no options, they live in their cars because there is no where else to go.
- People are often stuck in physically or mentally unsafe living conditions due to lack of housing resources, availability, and affordability. In these situations, not only does health suffer it makes it hard to hold down a job.
- There has been an increase in LGBTQ+ homeless youth during pandemic.
- Takes emotional and mental labor to navigate a bureaucratic system not designed to handle unique situations.
- Everyone is tired.
- 20 shelter beds are not enough in a city of 1 million.
- “Zero tolerance of retaliation” policies are seemingly meaningless, as the City does not investigate.
- Conditions in shelters around marijuana or alcohol use, documentation and criminal history render many people in need ineligible. Need help, not judgement.
- Programs that are available, are often overcrowded and underfunded.
- There are only three organizations that are LGBTQ friendly/trans affirming: New Haven Inn, Covenant House and Bill Wilson Center. They are all overwhelmed.
- Need dignified space. Need own space when dealing with mental health issues like depression and anxiety.
- Agencies don’t have the ability to place people quickly.
- Issues with shelters:

- o Unavailable.
- o Not enough.
- o Rules that don't make sense.
- o Not affirming to trans people.
- Examples of impacts due to lack of housing:
 - o People getting kicked out of parents' home after coming out.
 - o Abuse at home.
 - o Couch surfing.
 - o Forced to work as an escort.
 - o Living in car.
- Knowledge gaps of services since people are decentralized, then people aren't in reliable contact with each other and where services aren't being advertised in any significant publicly visible capacity. In addition, there are language barriers and trust issues.
- Issues with VI-SPDAT
 - o Measures do not seem valid. Not enough weight on mental/emotional well-being.
 - o Measuring in of itself seems problematic. Vulnerability should not be measured in this way. Everyone who needs help should get it.
 - o Lacks validity in what qualifies as high risk.
 - o Questions rely on self-selection, which intersects badly with people who feel guilty for asserting their right to exist.
- City Council meetings may as well be in a different language they are so hard to understand. All the jargon is alienating. Unclear how to participate and advocate in government processes.
- Resources are often colorists against black and brown people. Some examples include:
 - o There is a stereotype that Asian parents are naturally colder to their children. Situations of abuse are often overlooked due to this belief.
 - o High rate of police violence against people of color. This can become dangerous when there is a police referral.
- Even if someone is experiencing discrimination, there is little to no help.
 - o Law Foundation is overloaded and overworked.
 - o Often resources are not accessible – conflicts with jobs, costs and language are examples of barriers.
 - o Long wait times. Often delays in response.
- Discrimination from landlords:
 - o Bullying.
 - o Reduce amenities.
 - o Receiving different treatment than other non-LGBTQ+ neighbors/tenants.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Provide housing. And make it accessible.
- Allow LGBTQ+ persons to be a part of the policy and decision-making processes. Not just based on surveys. Examples of benefits of this:
 - o Input on how to design a shelter – charging station, changing rooms (things that policy makers might not think of because they lack lived experience.)

- Prioritize trans folks in housing development and policy discussions. Available in multiple languages, including multiple Asian languages.
- Provide more support for queer people.
- More beds are needed. The need is immediate. Needed it 5 years ago.
- Need more money into the agencies that are supporting LGBTQ+ and people experiencing homelessness.
- Need safety nets for people who have to leave their living situation.
- Conditions around marijuana and alcohol use in shelters needs to be addressed. Requirements (for housing/assistance) need to be unconditional.
- Allow queer folks to be housed together. This will allow them to feel safe and build community which are things that keep mental health most stable.
- Provide a safe multi-unit housing building assists people towards long-term transitional housing
- Provide support in understanding government processes and how to advocate within those systems.
- Build programs designed and led by trans community. Start with a pilot. Consider a committee.
- Compensate people for their time, energy and emotional burden of sharing their stories and missing obligations.
- Assure that recommendations provided are seen and funded. Not just reported.
- Empower the community but don't over burden. Be cautious about tokening a representative and then putting all of the burden on them.
- Need majority representation or own safe space.
- Need trans affirming employers.
- Eliminate discrimination in short term shelters.
- One day or one workshop trainings for staff are good, but not good enough.
- Need more information in Spanish and other languages.
- Need to grow resources so we are not stuck with an assessment tool like the VI-SPDAT.
- Need leaders to be held accountable.

Affordable Housing Resident Focus Group Meeting Notes

March 7, 2022, 1145am to 1pm via zoom

City of San José Housing Department

Partners: Kings Crossing

4 Participants

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- Need deep services for people with disabilities, mental health issues.
- People need help putting together the documentation to get services.
- People have become more mistrustful of govt programs and don't want to share information (afraid of being deported because of documentation, etc.)
- Lack of technology for people to be able to download information and forms; for elderly it is especially difficult.
- Nonprofit orgs typically re-syndicate and extend affordability (as opposed to for profit owners); tax credit investors did pull out during the beginning of the pandemic; development and number of funding sources (each with its own regulatory agreement) have become more complicated and are also therefore more complicated to manage.
- Pushback from NIMBY's: we don't want those people in our neighborhoods. Neighbors assume all future residents are criminals. Helps that the City and the County back development.

Examples:

- Help with design/color palette to help with community relationships.
- Programming community space for local nonprofits, use local artists.
- More property management issues with permanent supportive housing and rapid rehousing. Need more connection to services, more services.
- Catholic Charities provides services but need more partners funded and ability to refer.
- Staffing and turnover rates for service providers are tremendous.
- Reasonable accommodations are very rarely not approved. Even when denied, provide proactively options. Annual fair housing training is great. Key is to have consistent policies and procedures (forms, who approves, etc.).
- Getting people to meetings is a challenge in zoom times. Good to post information in lobby, elevators, common areas, offices. Can't trust just email or online. E-mail blasts don't work.
- During COVID, individual meetings were held to go through step by step of the process. Property management had most the documents.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Build trust so that people understand that Charities' priority is to keep people housed. Examples of how to do this:

- Provide workshops re documentation and the process of applying/recertification. Explain why and what documentation is needed. Also, provide standardized documents.
- Neighborhood preference would help. People want people from their neighborhood to be served by the housing that is going in. Affirmative outreach to make sure that their community is served.
- More workshops for people and support for people to fill out applications and certifications. Education on what are roles and responsibilities of tenants and landlords.

Indigenous Peoples Group Meeting Notes

March 16, 2022, 5pm to 630pm via zoom

City of San José Housing Department

2 Participants

What are some of the biggest obstacles you or your clients have had to overcome in trying to get (and maintain) stable housing?

- High rent costs
- 184 grant available, but no one available at City or County to assist.
- Overcrowding.
- Rents are so high, people choose between rent and other necessities such as food or medicine.
- Long commutes if you can't afford to live in San José but you work in San José. And the costs to commute are high – 40/day for gas, or 400/month for ACE train. Can get free VTA with ACE pass.
- Hard for young adult children to “grow up and move out of the house,” because costs are so high, so many children stay at their parents' house or couch surf with friends.
- Increase in utility costs.
- Lack of resources for housing referrals.
- Need more staff and resources for home visits, food assistance and health case management.
- Difficult for case managers to stay in touch with clients because they don't have a PO box or a phone.
- Shelters won't allow pets or certain medications, but pets often are the only companions some people have.
- Most tribes in San José don't have federal recognition so those tribal members miss out on benefits.
- Discrimination. Landlords lack cultural sensitivity.
- At the Indian Health Center, average 2 to 3 calls a day regarding need for housing or housing issues in general.
- Big need for affordable housing.
- Lack of funding/resources for modifications for people with disabilities such as ramps, bars, etc.
- Housing that people can afford often has its own issues like dumping, trash in streets, homeless, homeless using bike lanes and/or poor lighting.
- To access care through the County, you need to have a Santa Clara County address. This leads to a lot of doubling up.
- People are moving away every day.
- Many American Indian families have moved out of the area in the past 10 years because of the high cost of living. They have either moved to areas in the Central Valley where it is a bit more affordable or have move back to their reservations or other locations in the country.
- Many American Indians do not have more than a high school degree and cannot afford to live in the Bay Area any longer, most are stuck in low end paying jobs.
- The majority of American Indians in Santa Clara County live on the Eastside of San José as well as in Morgan Hill and Gilroy.

- Many of older American Indians have also passed away within the past five years.
- Affordable Housing is very much needed for American Indian families in San José as well as Santa Clara County, like many there are sometimes 5 or more people living in the same location to afford rent.

What do you think government agencies (city, county, housing authority) should be doing to eliminate/reduce those problems (described in answer to question above)?

- Agencies/City/Housing Department should have an American Indian point of contact. Should have flyer and information available.
- Need help or a faster process for getting federal tribal recognition.
- Need resources/assistance from state/local government for non-federally recognized tribes.
- Need support for Indian advocacy. Used to have a group of 6 to 8 advocates that went to capital. Need support for urban Indians to advocate for themselves.
- Need an advocate/navigator in the Housing Department who people can contact. A direct line.
- Need relationship building/trust. A lot of historical trauma exists.
- Need increases in education and access.
- More buildings and apartments need to be accessible.
- Build more housing for homeless people.
- Increase case management to help people apply for housing.
- Provide free phones.
- Provide more information/resources for nonprofits to share.
- Provide stipend or grants for super commuter public service/nonprofit employees. Provide a shuttle like Google does. Provide support in organizing carpools.
- Preserve affordable housing.
- Set aside units for Native American/Alaskan families.